

143.0

0006

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

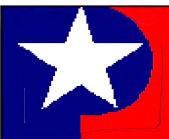
787,800 / 787,800

USE VALUE:

787,800 / 787,800

ASSESSED:

787,800 / 787,800


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
29		PURITAN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MONTANO JASON & MEGHAN	
Owner 2:	
Owner 3:	
Street 1: 29 PURITAN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 409.03	/Parcel: 409.03				
Total Card	0.126	316,600	3,700	467,500	787,800	Entered Lot Size

Total Parcel	0.126	316,600	3,700	467,500	787,800	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card: 409.03	/Parcel: 409.03	Land Unit Type:		

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1: CLANCY LAURA L / TRUSTEE -	
Owner 2: MAC DONALD FAMILY TRUST -	
Street 1: 82 PRISCILLA ROAD	

Twn/City: MARSHFIELD	
St/Prov: MA	Cntry
Postal: 02050	

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt	3	22		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	876	Solar Pa	14,576	C				

ACTIVITY INFORMATION			
Date	Result	By	Name
6/7/2021	Measured	DGM	D Mann
6/7/2021	Permit Visit	DGM	D Mann
2/11/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
4/20/2018	Meas/Inspect	CC	Chris C
11/4/2008	Meas/Inspect	163	PATRIOT
11/16/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5478	Sq. Ft.	Site			0	80.	1.07	9									467,471						467,500	

**EXTERIOR INFORMATION**

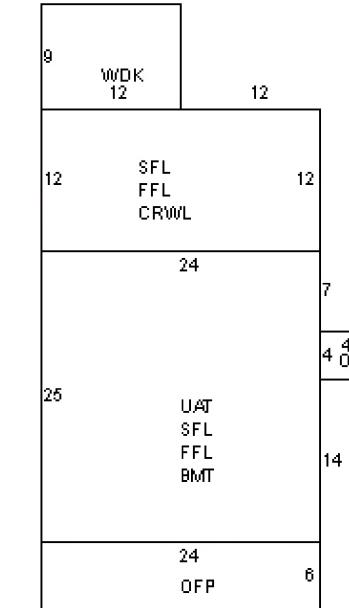
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.24121618
Const Adj.:	0.98000199
Adj \$ / SQ:	164.213
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458871
Depreciation:	142250
Depreciated Total:	316621

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	316600

Before Depr:	164.21
Val/Su Net:	102.73
Val/Su SzAd:	178.27

**PARCEL ID**

143.0-0006-0008.0

**SKETCH**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	164.210	145,821
SFL	Second Floor	888	164.210	145,821
BMT	Basement	600	49.260	29,558
CRWL	Crawl Space	288	24.630	7,094
OPF	Open Porch	160	26.280	4,204
UAT	Upper Attic	150	108.380	16,257
WDK	Deck	108	14.950	1,615
	Net Sketched Area:	3,082	Total:	350,370
Size Ad	1776	Gross Area	3532	FinArea
			1926	

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More: N

Total Yard Items:

3,700

Total Special Features:

Total:

3,700